

# AGENDA

REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, DECEMBER 14, 2009  
7: 00 p.m.

City Hall Council Chambers  
2263 Santa Clara Avenue, Third Floor  
(Corner of Santa Clara Avenue and Oak Street)  
ALAMEDA, CA

**Doors will open at 6:45 p.m.**

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speaker's time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE:
2. FLAG SALUTE:
3. ROLL CALL: President Ezzy Ashcraft, Vice-President Autorino, Board members, Cook, Cunningham, Kohlstrand, Lynch, and Zuppan.
4. MINUTES: Minutes from the Special meeting of September 10, 2009  
Minutes from the meeting of September 28, 2009  
Minutes from the meeting of November 23, 2009
5. AGENDA CHANGES AND DISCUSSION:
6. STAFF COMMUNICATIONS:

## Written Report

**6-A** Future Agendas

**6-B** Zoning Administrator Report

## Oral Report

Alameda Point Update

7. ORAL COMMUNICATIONS:

\* Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.

8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

**8-A Design Review – DR05-0132 for a new single family dwelling – 3295 Adams Street.** The applicant proposes to construct a two-story single family dwelling with an attached garage on a vacant lot located adjacent to the intersection of Adams Street and Fernside Boulevard. **Staff is requesting a continuance of this item to the Regular Planning Meeting of January 25, 2010.**

**8-B Bayport Development Agreement Annual review - DA-99-01 – FOCIL-BP, LLC and Bayport Alameda Associates, LLC.** The applicant requests a Periodic Review of Development Agreement, DA-99-01, for the period from July 2007 through September 2009, as required under Zoning Ordinance Section 30-95.1. The properties are zoned MX (Mixed Use Planned Development District).

**8-C Alameda Landing Development Agreement Annual Review DA06-0003 – Palmtree Acquisition Corporation.** The applicant requests a Periodic Review of Development Agreement, DA06-0003, for the period from August 2008 through September 2009, as required under Zoning Ordinance Section 30-95.1. The properties are zoned MX (Mixed Use Planned Development District).

9. REGULAR AGENDA ITEMS:

**9-A Safeway Store PLN09-0349 Consideration of a Use Permit to extend Truck Delivery Hours.** The Safeway Store is requesting use permit approval to allow truck deliveries between the hours of 4:00 AM and 7 AM.

**Walgreens Store PLN09-0348 Consideration of a Use Permit to Allow additional Truck Delivery Hours.** The Walgreens store is requesting use permit approval to allow truck deliveries between the hours of 6:00 AM and 7:00 AM.

**Big 5 Sporting Goods Store PLN09-0073 Consideration of a Use Permit to extended Truck Delivery Hours.** The Big 5 Sporting Goods store is requesting use permit approval to allow truck deliveries between the hours of 6:00 AM and 7:00 AM.

**Petco Pet Supply Store PLN09-0259 Consideration of a Use Permit to Allow additional Truck Delivery Hours.** The Petco Pet Supply store is requesting use permit approval to allow truck deliveries between the hours of 6:00 AM and 7:00 AM.

**Panera Bread Store PLN09-0353 Consideration of a Use Permit to Allow additional Truck Delivery Hours.** The Panera Bread store is requesting use permit approval to allow truck deliveries between the hours of 6:00 AM and 11:00 PM.

**9-B Variance – PLN09-0285 – 2927 Marina Drive – G. Fitzgerald & S. Jeffries.** The applicants request a Variance for an as-built wall extension, which encloses a

sewer pipe and includes a window that reduces the side yard setback required by Alameda Municipal Code for R-1, One Family Residence District.

**9-C Municipal Code Amendment – City of Alameda** A Municipal Code Amendment to amend the Alameda Municipal Codes Sections 30-36 and 30-37 related to Design Review and related amendments to the Guide to Residential Review and the Webster Street Design Manual.

**9-D Zoning Text Amendment – Medical Marijuana Dispensaries - Applicant: City of Alameda.** A proposed text amendment to amend the Alameda Municipal Code to prohibit establishment of medical marijuana dispensaries within the City of Alameda.

10. WRITTEN COMMUNICATIONS:

11. BOARD COMMUNICATIONS:

*Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to place a request to agendaize a matter of business on a future agenda.*

12. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Community Development Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- \* Materials related to an item on this agenda submitted to the Planning Board after distribution of the agenda packet are available for public inspection in the Community Development Office, 2263 Santa Clara Avenue Room 190, Alameda, CA 94501 during normal business hours.
- \* Sign language interpreters will be available upon request. Please contact the Community Development Department at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- \* Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- \* Minutes of the meeting are available in enlarged print.
- \* Audiotapes of the meeting are available upon request.
- \* Please contact the Community Development Department's Executive Assistant, Nancy McPeak, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.